

City of Colton, California

Site Opportunities (8-13)



SITE 8: Plaza Las Glorias Shopping Center: 1045 - 1199 N. Mount Vernon Avenue

- Available Lease Space: Up to 11,340 divisible sq. ft.
- Anchored by Cardenas and Rite-Aid, Co-Tenants include Molina HealthCare, Dollar Tree, Jack-in-the-Box, and many more.
- Just north off I-10 (206,000 ADT), Mount Vernon Avenue exit.

MIKE TOHIKIAN, LEASING REPRESENTATIVE
RELIABLE PROPERTIES

323.653.3777 EXT. 124 / CELL: 818.434.7999

MIKE@RELIABLEPROP.COM



SITE 9: Food 4 Less Shopping Center: 1150 N. Pepper Avenue Ave at San Bernardino Ave

- Pad Development (Approx. 1.3 acres)
- In-Line Shop Development (Approx. 1 acre)
- Anchored by Food-4-Less with a 24-hour Gas & Service Station; Co-tenants include O'Reilly Auto Parts, Papa John's Pizza, Subway, Wendy's & much more.
- North of Arrowhead Regional Medical Center
- Surrounded by Residential Development

ARTHUR MORGAN, CITY OF COLTON

909.370.6170

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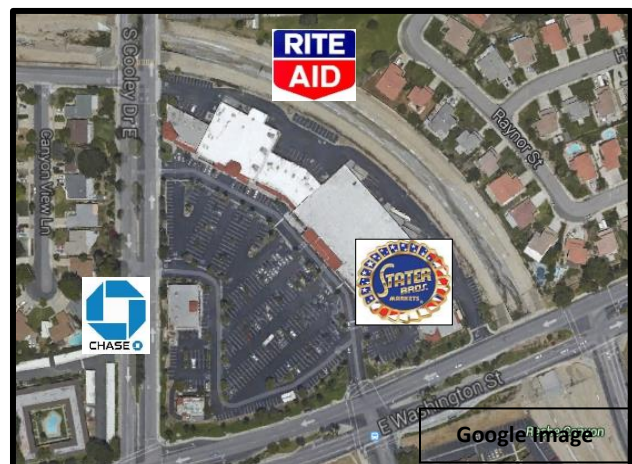
SITE 10: Cooley Plaza Shopping Center: 2021 – 2097 E. Washington Street

- Available Lease Space (2):
 - 1,150 sq. ft. at \$.85 PSF
 - 1,619 sq. ft. at \$1.20 PSF
 NNN expenses: \$.65 SF
- Anchored by Stater Bros., Rite-Aid, Chase Bank, America's Tire Co., Wienerschnitzel
- Hard corner at signalized intersection

SKIP CRANE, LEASING REPRESENTATIVE
NEWMARK GRUBB KNIGHT FRANK

909.974.4047 / CELL: 951.314.6195

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SITE 11: Rancho Village Plaza Shopping Center

NWC: West Valley Boulevard & Rancho Avenue

- Restaurant Space Available: 2123 sq.ft.
- Immediately off I-10 Freeway (206,000 ADT), Rancho Ave exit
- Across from Colton High School

YONG KIM, MANAGER
714.637.9039



SITE 12: Rancho Vista Shopping Center:

SEC: No. Rancho Ave & West Mill St

- Lease Space Opportunities
- Hard corner pad development/lease
- Anchored by Stater Bros (Master Lease)
- Across from new Family Dollar store

TONY ARCHER, JAY NICHOLS & TONY SWIECA
VOIT REAL ESTATE
OFFICE: 909.545.8000

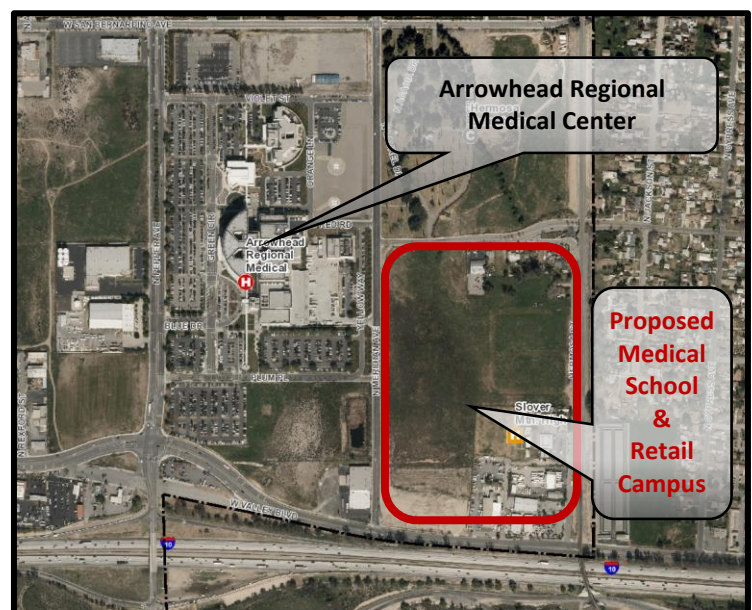


SITE 13: Proposed Medical School & Campus Retail Village:

NEC: Valley Blvd & Meridian Ave

- Retail Opportunities
- Immediately off I-10 (206,000 ADT), one block east of Pepper Ave exit
- Adjacent to Arrowhead Regional Medical Center (3,300 employees)
- 1,500 – 1,600 Visitor patients per day
- Opening Planned in 2016

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